

## **DEVELOPMENT ADVISORY COMMITTEE MINUTES**

The Development Advisory Committee met on Wednesday, September 18, 2013 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport.

The following members were in attendance:

Bill Snyder	Volunteer Fire and E.M.S.
Len Walinski	Health Department
Darryl Ivins	Division of Water and Sewer
Mike Rist	DPW Engineering
Rich Zeller	State Highway Administration
Jen Wilson	Planning and Zoning
Mark Logsdon	Sheriff's Office
Patrick Jones	Soil Conservation District
Eric Vacek	Planning and Zoning

Also in attendance were:

Amy Dipietro, Morris & Ritchie Associates	3445-A Box Hill Corporate Center Drive, Abingdon 21009
Mitch Ensor Baystate Land Services	PO Box 853, Bel Air 21014
Kevin Thomas	45 S. Main Street, Bel Air 21014
Glenn Kraus	1603 Sako Court, Bel Air 21015
Fred Sheckells	4685 Millennium Drive, Belcamp 21017
Dan Whitehurst	4685 Millennium Drive, Belcamp 21017
Susan Burdette	905 S. Fountain Green Road, Bel Air 21015
Morita Bruce	507 Millwood Drive, Fallston 21047
John Roberts	PO Box 642, 909 S. Fountain Green Road, Bel Air 21014
Robert Holweck	2700 Philadelphia Road, Edgewood 21040
Debbie Button	212 S. Bond Street, Bel Air 21014
Mr.&Mrs. Walter Watkins, Jr.	802 Hickory Ridge Drive, Bel Air 21015
Mr.&Mrs. Stanley Dorsey	803 Hickory Ridge Drive, Bel Air 21015
Dan and Kathy Fisher	831 Flintlock Drive, Bel Air 21015
Charles Starr	829 Flintlock Drive, Bel Air 21015
Richard Braver	303 International Cir, Suite 360, Hunt Valley 21030
Ernestine Du Bois	821 Flintlock Drive, Bel Air 21015

Moe Davenport, of the Department of Planning and Zoning and also Chairman of the Development Advisory Committee, welcomed everyone to the meeting. He explained that there are two plans on the agenda. Mr. Davenport announced there was a correction in the Aegis regarding the agenda for this meeting. The plans presented today are for the O'Connell property

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 2 of 14**

and the Roberts property. If anyone was in attendance for any other plans, they are for the October 2<sup>nd</sup> meeting. Mr. Davenport continued that a brief presentation will be given by the consultant for each project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is a circulating attendance sheet for everyone to sign. If the correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

**O'CONNELL PROPERTY – TOLLGATE ROAD**

Located on the west side of Tollgate Road; north of Ring Factory Road. Tax Map 56; Parcel 207. Third Election District. Council District C. Planner Jennifer.

Plan No. P13-101 Create 21 residential lots; 7.38 acres; R2.

Received 08-21-13 Kathleen & Michael O'Connell/TWS Tollgate, LLC/MRA.

Amy DiPietro of Morris and Ritchie Associates, Inc. presented the preliminary plan also known as TWS Tollgate LLC. The project will be developed by the Clark Turner Group. The property is located near the intersection of South Tollgate and Ring Factory Road and will be built off of an extension of Bergerac Way which is part of the Magness Overlook project. The site is 7.3 acres in size and the existing condition is predominantly wooded and forested with moderate to steep slopes. The site drains to Winters Run and is zoned R-2. The plan proposes 21 single family detached homes sized under the conventional standards for R-2 zoning along with associated sidewalks, road and utilities.

Water will be provided by a proposed main extension in Bergerac Way and sewer via an offsite main to be built on the Kanaras property located to the north. Stormwater will be designed under the 2007 Stormwater Management Act. Concept stormwater, forest conservation and landscape plans have been submitted to the County for review. The layout will require two waivers; one for the length of the cul de sac and one to allow 20% panhandle lots due to the unique topography of the site and also to limit the length of the cul de sac.

**Bill Snyder - Volunteer Fire and E.M.S.**

No comments.

**Emergency Operations (comments presented by Bill Snyder)**

The lots should be addressed in the 600 block of Bergerac Way. Robin Wales, Department of Emergency Services, can work with the planner. The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3' high, and at each driveway to indicate the proper lane of access for each property.

**Patrick Jones - Harford Soil Conservation District**

Concept stormwater management plans have been submitted and reviewed. An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. The sediment control plan must be integrated into the stormwater management at the design phase. A notice of intent (NOI) permit is required by MDE for any project disturbing more than one acre. Please contact MDE about the NOI permit.

**Len Walinski - Health Department**

The Harford County Health Department has extended its approval for this plan. The site is located on the west side of Tollgate Road, north of Ring Factory Road. This plan proposes to create 21 residential lots from an existing parcel. They will be serviced by public water and sewer.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

The final plat must bear the standard owner's statement and the master plan conformance statement.

**Darryl Ivins - DPW - Water and Sewer**

A new series of the plan is required to address the following comments:

The public water main shall end within the cul de sac rather than extended through the panhandle. The next series of the plan shall contain a detail showing the water service configurations for the panhandle lots.

The easement for the sewer main shown west of lot 11 may not be placed within the embankment of the stormwater management pond.

The water and sewer service to this property is dependent upon construction of water and sewer utilities by the developer of the Magness Overlook subdivision as well as the Ring Factory Sewage Pumping Station. Water and sewer construction drawings may be approved and final record plats for this project may be recorded after the aforementioned water and sewer facilities that provide service to it through the Magness Overlook subdivision have been constructed and made operational, in writing, by the County.

The O'Connell Property subdivision is subject to the Ring Factory Road Sewage Pumping Station Policy. The policy is a part of the Rules and Regulations of the Division of Water and Sewer and is included by reference as part of the Preliminary Plan approval.

This property is currently in the W-5/S-5 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request, in writing to the Division of Water and Sewer, to have the category designation revised to the W-3/S-3 category. The category designation may not be revised until the Preliminary Plan has been approved by the Department of Planning and Zoning. The category must be revised prior to the approval of utility construction drawings. A public hearing in front of the Harford County Council must be held to revise the category designation. The council must approve this request. Subdivision plats may not be recorded until the category designation has been changed.

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 4 of 14**

The contract numbers for this project are 19746 for water and 19747 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management shall be provided in accordance with the 2000 Design Manual, as amended by Supplement 1. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the owner(s) and shall be stipulated in the association documents. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site. Bergerac Way must be constructed from this site to Tollgate Road prior to the issuance of building permits. Bergerac Way shall be constructed in accordance with a 30' wide residential access street standard.

**Mark Logsdon – Sheriff's Office**

Indicate where the green County roadway signs be placed and be sure the house numbers are clear and legible for first responders.

**Rich Zeller – State Highway Administration**

The State Highway Administration (SHA) has no comment regarding the proposed access to this development as it will be from County roads. There are also no right of way impacts to SHA.

On May 28, 2013 SHA gave approval for the traffic impact study prepared for this development and in that letter stated support for the County's requirement that the existing right turn lane on the eastbound Ring Factory Road approach to MD 24 be extended. SHA reiterates that an access permit will be required for any portion of that improvement that will take place within SHA right of way which would include any possible modifications to the existing signal equipment for the traffic signal at MD 24 (possible disturbance to loop detectors or need for additional loop detectors) necessitated by this construction.

SHA has no objection to preliminary plan approval. A copy of the proposed right turn lane extension on eastbound Ring Factory Road should be submitted to the Access Management Division for review in determining the need for the access permit. If it is determined that an access permit is required for this improvement, SHA will withhold approval of building permits until that access permit has been issued.

**Jennifer Wilson - Department of Planning and Zoning**

The parcel contains 7.38 acres and is allowed 3.5 dwelling units/acre for a total of 25.8 units. The plan proposes 21 single family residential lots.

There is a conflict with the name of the project. The Department asks that all future plans be submitted under a different name and include: "Formerly Known as O'Connell Property". The development of this parcel is contingent upon the recordation and construction of Bergerec Way in the Magness Overlook development adjacent to this parcel.

Waiver requests must be submitted for the length of a cul-de-sac in order to extend Bergerec Way and for the creation of more than 2 (10%) panhandle lots. The Department will not consider the approval of the panhandle waiver without a significant reduction of the forest impacts on a revised Forest Conservation Plan.

The bioswale proposed within the backyards of Lots 12-21 needs to be redesigned to provide useable backyard space on these lots.

The proposed stormwater management facility in the northeast corner should minimize the disturbance to the 75-foot Natural Resource District. This would allow for a larger forested buffer around the non-tidal wetland.

The consultant needs to provide the square footage of the proposed lots, as multiple lots appear to be undersized.

This project is subject to the Harford County Forest Conservation Regulations. The Forest Conservation Plan cannot be approved as submitted. The Department would prefer to see more meaningful forest retention and reforestation areas provided onsite. Multiple proposed areas are undersized and will not meet the definition of a forest.

Additionally, the area shown on the adjacent Magness Overlook does not accurately represent the forest retention areas approved for that project. The correct plan should be referenced in order to design contiguous areas of forest retention. Street trees credited toward reforestation must be shown on the forest conservation plan. These trees must be included in the reforestation bond and will be subject to the two-year bond release schedule.

A forest conservation plan must also be submitted for the proposed off-site planting and should include a statement justifying the use of off-site mitigation. The off-site location must be located within the same watershed.

Ms. Bruce commented to the plan. She questioned the layout of the plan and the fact that it is being handled as a separate project rather than the project being integrated with and connected to adjoining property, both road wise, water/sewer wise and forest conservation wise. It seems to her that the entire project, with its large area, has been deliberately broken into discreet pieces without any consideration of how the whole project should be integrated. For example, there are two waivers that were pointed out. A waiver on the length of the cul de sac; there is a reason why there is a limit on the length. It is being requested from 600' to 820'. Adding to that, on the cul de sac are twenty percent panhandles for the whole development so that the length of the cul de sac doesn't have to get even worse. Why is it not being connected with the rest of Magness Overlook? This could be done simply by extending that street to the diagonal corner very near where the road was previously identified as connecting in the future. She had one of the older site layouts that showed a road stub coming off of the circle to the left. It makes sense; people can turn around and

equipment can get in. When there are eight houses coming off of one cul de sac which is already a couple hundred feet longer than it should be one of the big problems is parking. Everyone parks out in the street. There is almost no street to park on because of the eight houses coming off the cul de sac and if there is anyone parked there, emergency equipment cannot get in to access or turn around. She asked that the road be extended over and connect it to the circle so that there will be possibility of people being able to get out if there is an emergency.

**ROBERTS CROSSING**

Located on the east side of Fountain Green Rd (Route 543); north of East Wheel Rd. Tax Map 50; Parcel 4. Third Election District. Council District E. Planner Eric.

Plan No. P13-102 Create 16 residential lots; 13.574 acres; R2.

Received 08-21-13 Patricia Roberts /Bob Ward Companies/Bay State Land Services.

Mitch Ensor of Baystate Land Services presented the preliminary plan. This is 13.57 acre piece of land zoned R-2 and is located just on the south side of the existing Greenridge subdivision. The site is contained with about 33% natural resource district on the property which has allowed the use of R-3 zoning as opposed to R-2 zoning. The plan proposes 16 single family lots; 2 of the lots are proposed as panhandle lots. Based on the two panhandle lot proposal, they had requested approval of 20% in lieu of 10% for the purposes of the back panhandle lot referred to at the rear of the property on the opposite side of the natural resource district. The site will be served by a single cul de sac public road with direct access of off MD Route 543. They have provided a site distance profile for the access to show that it has adequate site distance. The site will be served with public water and sewer. Public sewer is located at the existing Greenridge Sewage Pumping Station with a manhole that extends out to the Roberts property. Public water is located in MD Route 543. They have submitted a stormwater management plan to the Department of Public Works for review at the concept stage. As mentioned previously, the site has direct access to MD Route 543, which as a state road, plans will need to be prepared for such access and approved by the State Highway Administration.

**Bill Snyder - Volunteer Fire and E.M.S.**

Dwellings on panhandle lots shall have the addresses marked at any point the where driveways split to identify each dwelling's house number. Signs with directional arrows are recommended.

A hydrant should be added to the driveway area of Lot 15.

**Emergency Operations (comments presented by Bill Snyder)**

Shady Tree Court shall be addressed in the 1600 block. Lot 11 must change their address from a South Fountain Green Road (MD 543) address to a Shady Tee Court address, since the access will be off of Shady Tree Court. This plan has been addressed and Robin Wales, Department of Emergency Services, can work with the planner.

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 7 of 14**

The addresses of panhandle lots, which are lots 15 and 16, shall be displayed at the entrance within 10' of the public roadway, at least 3' high, and at each driveway to indicate the proper lane of access for each property.

**Patrick Jones - Harford Soil Conservation District**

Concept stormwater management plans have been submitted and reviewed. An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. Sediment erosion control must be integrated into the stormwater management plan during the design phase. A notice of intent (NOI) permit is required from MDE for any project disturbing more than one acre. Please contact MDE about the NOI permit.

**Len Walinski - Health Department**

The Harford County Health Department has extended its approval for the plan. The lots are unimproved and will be serviced by public water and sewer.

Any buildings to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia of the Health Department's Air/Waste Division at 410-877-2335.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

The final plat must bear the standard owner's statement and the master plan conformance statement.

**Darryl Ivins - DPW - Water and Sewer**

With regard to the Fire/EMS fire hydrant comment, place the hydrant behind the curb at the end of cul de sac to provide fire service to the panhandle lots. The following comments are conditions of plan approval:

The existing dwelling on Lot 11 shall become a water customer of Harford County upon the completion of this project. After the water main has been made operational, the existing dwelling shall be connected to the Harford County water system. Due to a change in County policy, the water services for each of these lots shall have outside meter setting in vaults, rather than curb stops. The connection of the water main into the existing main on Fountain Green Road shall be accomplished by cutting in a new tee with valves at each branch.

The minimum sewer slope shall be 0.75%. If additional sewer depth is required, the existing sewer contract 9298 near the Greenridge Sewer Pumping Station shall be replaced at a flatter slope to achieve the required slope. Three (3) sewer services shall be provided to parcel 99 as part of the utility work for this project. The services shall extend to the edge of the road right of way. The services shall be located across from the center of the driveways for lots 8 and 4. The

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 8 of 14**

third service shall be located 120' from the service across from lot 8. The easement for these three services shall be 20' wide with the sewer offset in the easement to allow for future water services within the easement.

The contract numbers for this project are 19749 for water and 19750 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the County for review.

Mr. Ensor clarified the sewer services.

Mr. Davenport questioned if the existing home was currently served with a private well and septic. Mr. Ensor responded that he had no records. Mr. Ivins clarified that it is connected to Greenridge water and County public sewer.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management shall be provided in accordance with the 2000 Design Manual, as amended by Supplement 1. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site. Shady Tree Court shall be constructed in accordance with a 30' wide residential access street standard. A school bus cul-de-sac shall be provided on Shady Tree Court unless the school board determines that one is not required. A pedestrian access path shall be provided to Flintlock Drive from this site. The Hickory Ridge right-of-way shall be extended across this site. A 50' wide right-of-way shall be provided to Lot 1 from Shady Tree Court.

**Mark Logsdon – Sheriff's Office**

Clearly indicate where the green County roadway sign will be placed entering the subdivision and the house numbers are clear, legible and accurate for first responders.

**Rich Zeller – State Highway Administration**

An access permit will be required for access to the state road. Detailed comments were not provided at the meeting but should be available within the week. Mr. Zeller questioned if there was a site distance profile provided on the plan. Mr. Ensor confirmed it is provided on the plan. It appeared questionable when looking from the right.

**Eric Vacek - Department of Planning and Zoning**

As noted, this property is zoned R-2 (Urban Residential) and totals 13.574+/- acres. The R-2 development permits a maximum of 3.5 dwelling units per gross acre, or 47.0 total dwelling units for this parcel. This plan proposes to create 16 single family dwelling units and shall be developed under conventional standards. A total of 4.478 acres (32.99%) shall be designated as Natural Resource District.

The proposed development shall utilize the Development Adjustment option set forth in Section 267-62.F of the Harford County Code since more than 30% of the site is located within the Natural Resource District (NRD). The parcel is zoned R-2 (Urban Residential) and will utilize the minimum lot size and setbacks for R-3 setbacks. This option allows the project to utilize the design standards for the R-3 Zoning District, excluding gross density provided that sensitive environmental features on the site are protected.

The Harford County Development Regulations do not permit more than ten percent (10%) or one (1) panhandle in the Urban Residential zoning district. This plan proposes two (2) and was submitted with a panhandle waiver request. The Director of Planning and Zoning will not support the request of the additional panhandle due to the proposed impact of the environmentally sensitive features on the site.

The Department of Planning and Zoning shall require the right-of-way for Shady Tree Court be shifted over to serve the adjacent property located to the north of the proposed development. (Tax Map 50, Parcel 99)

A Forest Stand Delineation (FSD13-005-1) has been reviewed and approved by the Harford County Department of Planning and Zoning.

A Forest Conservation Plan (FCP13-102-1) was submitted for review to the Department of Planning and Zoning. A second series may be required showing the revised panhandle configuration and detailed plan for any proposed clearing. No forest retention shall be permitted on the individual lots.

A Landscaping, Lighting and Recreation plan (L13-102-1) has been submitted the Harford County Department of Planning and Zoning for review.

A planted buffer yard (Buffer yard 'E') is required along the south side of the property as the adjacent property is zoned Agricultural (AG). Any changes to the Forest Conservation Plan, if applicable, shall be reflected in the Landscaping Plan.

Department of the Army DA/MDE authorization is required for any impacts to waters of the United States. All applicable permits must be obtained by Maryland Department of the Environment (MDE) and/or the Army Corp of Engineers. The Department of Planning and Zoning requests that the approved copies of the permit be provided and placed in the file for informational purposes. Impacts to the NRD shall be minimized during the development of the project. The only clearing permitted in the NRD area is for essential supporting facilities (i.e. SWM, roads, and utilities). Stormwater management areas shall be fenced for safety purposes.

A Homeowners Association (HOA) is required to be established for the ownership and maintenance of the open space and stormwater management facilities. The Homeowners Association documents shall be submitted with the final plat, for recordation within the Harford County Land Records.

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 10 of 14**

Mr. Kraus had several questions. The proposed site abuts his property, parcel 166. He has been here for 30 years and gone through a lot of growth in Harford County. He has also experienced a lot of problems with power outages and some brown outs. He does not have complete confidence that the County has adequately built up the infrastructure ahead of all the development that is going on and now that it's in his backyard, he raises the same question. The water quality is horrible in Greenridge. He also worries about adequate electricity support for this development so that he is not negatively impacted. It is hard for him to tell how the properties are to be situated relative to spacing between the homes, specifically behind his property, parcel 166. It looks like there will be an access road back there and lot 15 will be butted right up against the back of his property. There is a lot of foliage right now that blinds that area. If that were to be removed as a matter of clearing the area, he would at least want some sort of privacy foliage put up so that he doesn't have to disturb neighbors in his backyard. Can he get an idea of timelines? When will construction begin or when the ground will start to be prepared?

Mr. Ensor responded that it normally takes at least a year due to the state, county and federal regulations to get a plan approved in order to get a grading permit.

Mr. Kraus asked where the project will start and finish.

Mr. Ensor responded the project will start at the state highway road and work back, developing the site as one phase.

Mr. Kraus asked if the site will be constructed ahead of home contracts.

Mr. Ensor stated his firm is only the engineer and not involved with the contractual relationship between the property owner and his buyer.

Mr. Kraus asked if there be a streetlight at the entrance to 543 or a roundabout constructed.

Mr. Zeller responded there will be improvements that meet public street standards and a possible widening for a turn lane. The development will not warrant a signal but there is potential for an acceleration/deceleration lane. Detailed comments are forthcoming and will be required for the access permit.

Mr. Davenport clarified a streetlight would be required at the intersection, but not a traffic signal light.

Mr. Kraus questioned the future house location on proposed lot 15 in relation to the back of his property.

Mr. Davenport responded that lot 15 abuts Mr. Kraus' property and the minimum side yard setback is 6'.

Mr. Kraus asked if there was an additional 5' utility easement running through the back.

Mr. Davenport said there may be easement on the Greenridge lots. He and Mr. Ensor clarified the depiction of the property line on the plan. Mr. Ensor said that the setbacks are determined by Planning and Zoning and the developer may utilize those setbacks to maximum extent that the zoning code allows. He further explained that the property line of lot 15 adjoins Mr. Kraus' property line and is allowed to use the setbacks that the zoning code allows.

Mr. Kraus again stated his concern about privacy with the new development going on.

Mr. Ensor stated that Mr. Kraus may plant privacy trees on his side of the lot line at any time.

Mr. Davenport questioned the location of the existing trees and Mr. Kraus explained they exist on the property line and appear to be the result of a natural border of what used to be farmland. Some are older oak trees that probably need to be taken down at some point in time.

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 11 of 14**

Mr. Davenport and Mr. Ensor agreed that the developer is not allowed to clear trees on some else's property.

Mr. Davenport added that as to adequate facilities, the County has rules and regulations that stipulate that development cannot proceed until it is able to demonstrate that adequate public facilities are met.

Mr. Kraus again mentioned the brown outs he experiences during the summer and does not want this new development to aggravate the problem.

Mr. Dorsey asked for clarification as to the impact of the right of way requested at Hickory Ridge.

Mr. Ensor responded there is an existing right of way in place today. This development is not proposing to use that right of way at this time.

Mr. Watkins asked if a fence would be put across the area. There is a gate there now so that the farmer can get into the property. Will the road be closed off completely or will access be left so that the farmer can continue to get to the field? He heard something about a 50' right of way. Will Hickory Ridge be widened? When he bought his home it was explained to him that the road was used as a turnaround point for the mailman. After two or three years of living there, the farmer removed some trees to create access. Since then, there have been several problems with kids setting fires and doing destructive damage to property and someone shooting at the farmers' horses. His concern is that access going to be blocked off or will the fence be left so the farmer can get through and then later on make an access road to the property.

Mr. Davenport said right now there are no plans to do anything to Hickory Ridge.

Mr. Rist clarified that a right of way has been requested but there will be no physical change now.

Mr. Ensor clarified there is a proposed extension of the right of way but there will be no physical work done at this time.

Mr. Davenport again said that at this time there are no proposed changes to Hickory Ridge.

Mr. Fisher asked if the woods behind his property were going to be taken down.

Mr. Ensor responded that the plan proposes a single house.

Mr. Fisher questioned the area shown as a driveway.

Mr. Ensor stated that at this time it is proposed as a single driveway.

Mr. Fisher asked if there was any future intention of ripping the woods down.

Mr. Ensor said that if there were any changes, they could only be done with Harford County approval. The forest conservation is the jurisdiction of Harford County Planning and Zoning. Any changes to that would have to be formally processed.

Mr. Kraus said he heard of a proposal for a park and wanted to know the size of the park.

Mr. Davenport was not aware of any proposal for a park. There is some open space on the property.

Mr. Kraus wanted to know the location of the open space. What about the large land area up by Hickory Ridge? There is a stream.

Mr. Davenport said it is part of the Forest Retention.

Mr. Ensor pointed out the proposed lot in this area of the plan and the clearing around it for the proposed single family house construction.

Mr. Kraus questioned if this would be an asphalt lot.

Mr. Davenport commented that this lot has not been approved at this point. As presented earlier, Planning and Zoning has asked that the plan be modified to eliminate the lot.

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 12 of 14**

A guest asked if that would eliminate the proposed access through all the woods.

Mr. Davenport confirmed that was correct.

Mr. Kraus asked to be shown where the access goes through the whole property from Route 543 and where is the access to Lot 16?

Mr. Ensor showed the proposed entrance from Route 543 and also the driveway access to Lot 16.

Mr. Kraus asked if a bridge would be built.

Mr. Davenport responded it would be fill and pipe.

Mr. Fisher commented to his concern about the existing wildlife in the wooded area.

Mr. Davenport again explained that the Department has asked that the lot be removed from the plan.

Mr. Fisher expressed concern about the crowding along Route 543 already and adding to the traffic problems.

Mr. Davenport responded that in respect to other developments, this is a small development and that the State Highway Administration will ensure there are adequate sight distances and safe ingress/egress with accel and decel lanes. The property is zoned R-2 which allows 47 units. This plan proposes almost one third of the permitted number of units.

Mr. Kraus asked if the development could be expanded.

Mr. Davenport explained that disregarding the environmental features on site which restrict potential development, i.e. the stream, the floodplain, the wetlands, the developer could construct townhomes and achieve a much higher density. He is not certain the permitted density of dwelling units per acre could be achieved, but the developer could certainly achieve a much higher density with a different type of dwelling unit.

Mr. Kraus asked what type of homes will be built.

Mr. Davenport said most likely the conventional style home constructed in the past ten years.

Mr. Kraus asked if the homes could be rancher style to a three story home.

Mr. Davenport responded the homes must meet the side and rear yard setbacks but could be whatever the lot can accommodate. There is a maximum of three stories.

Mr. Kraus asked about the lot sizes.

Mr. Ensor said the minimum lot size, based on the R-3 zoning that is being utilized for the site, is 7,500 square feet. There is a lot size chart included with the plan. Each lot size is indicated.

A guest asked where the site would get water from.

Mr. Davenport and Mr. Ivins responded Harford County water would serve the site from off Route 543.

Mr. Ivins clarified the water service would be separate from Greenridge.

Ms. DuBois expressed her concerns over heavy rains. She has a two story house at the low end of Flintlock Drive. When there are heavy rains, it is like a river in the back. She can see the water level rising in the sediment pond. With last year's heavy rains, the water expanded towards her property. Is the area behind her now going to be a road?

Mr. Davenport explained that the plan proposes a private driveway adjacent to the properties along Flintlock Drive.

Ms. DuBois indicated her property is approximately four houses up from the sewage pump station. She is the lowest house at that part of Flintlock Drive. It is like a river. What will be done there? Will there be a road there? What about the sediment pond?

Mr. Davenport responded that a private driveway is proposed to Lot 16. The Department of Planning and Zoning has asked that the lot be eliminated from the plan because of the impact to the stream and the wetlands.

Mr. Fisher and Ms. DuBois asked how and when they will know what changes are made to the plan.

Mr. Davenport stated that the County has asked for a revised plan. Citizens may contact Eric Vacek of the office of Planning and Zoning at any time for the status of the revised plans and request a copy. A copy can be made available on line as soon as available.

Ms. DuBois stated her concern about traffic. Getting out of her development in the morning and evening, even for the mailman, is difficult. When traffic does get out, there is a line of traffic on Route 543 headed towards Route 22. She also stated there are times when only one side of the street, or sections of the neighborhood, will have power. She got tired of calling BGE. She states the infrastructure can't handle it.

Mr. Davenport said the County is working with BGE. BGE has been going through and doing a significant amount of tree trimming since 2010.

Ms. DuBois said she did not think it was due to trees. She thinks it is because the system can't handle as many houses as have been built. She moved there in 1986 and has seen a number of houses added up towards the school.

Mr. Davenport stated that the power company signs off on the record plats and they will withhold approval signature if they do not have adequate power.

Mr. Kraus stated he is still not convinced they have adequate capacity for all the development in the County.

Ms. DuBois said their power lines are underground; so it is not trees.

Mr. Fisher stated his concern over the woods that will be torn down and all the wildlife that will disappear just to put in the road that will satisfy one house.

Mr. Davenport again explained the Department's request for a revision to the plan.

Ms. DuBois asked how much the comments affect the plan.

Mr. Davenport explained that the Director of Planning and Zoning has to approve the plan and he is not approving the plan as submitted.

Mr. Kraus stated he was initially notified by mail and asked to continue to be updated regarding the plan so as not to have to continue to call the office to find out what is going on with any major, or even minor, modifications.

Mr. Davenport said he is reluctant to commit to that for fear of missing someone. The Department will be glad to follow up at any time with anyone who wants information. Anyone is welcome to email the County. The Department will respond.

Ms. Burdette expressed her concern over the change on Route 543 that will be occurring. She noted the access road for the development is being moved from the existing driveway up to where the red barn is now. They have a lot of problems now on the curve of the roadway around the swim club. Will there be any changes occurring to the roadway there?

Mr. Zeller responded that the plan must meet the minimum site distances requirement and the plan appears to show that that can be met. There will probably be some widening that occurs along Route 543 to allow for turn lanes into the site which would enhance any sort of horizontal

**Development Advisory Committee  
Minutes, September 18, 2013  
Page 14 of 14**

site distance problem that might exist. It will also facilitate traffic getting in and out of the site more safely. Those are the improvements that SHA would permit for the site access.

Ms. Burdette added, that as several others have commented, the traffic back up there from Route 22 to Wheel Road at certain days during the day is horrendous. She has a horrible time making a left out of her driveway. There is also a problem with the center turn lane there because cars get in it down at the swim club to turn into Foxborough Farms which is not the intent of the turn lane. She then asked if the elimination of the back lot decrease the number of lots to fifteen. Is Mr. Roberts' house included in the lot total?

Mr. Zeller explained the SHA involvement with the project is limited to site access. Other site plan comments are from the County.

Ms. Burdette asked if the square footage of the proposed homes is known.

Mr. Davenport said the existing dwelling is proposed to remain on an individual lot and is counted as one of the sixteen.

Mr. Watkins asked if Lot 16 were eliminated is there still access to the property.

Mr. Davenport stated that it will remain the same as it currently exists.

Mr. Watkins was concerned about a large piece of property with no access to it. He does not want to see access from Hickory Ridge. They have a nice, quiet neighborhood there now and they don't want to see bunch of cars and trucks getting into Hickory Ridge to get to the property.

Ms. DuBois asked what happens to the stormwater runoff from the proposed site.

Mr. Davenport responded that the developer is required to provide stormwater management as shown on the plan. There are detailed engineering plans that show exactly how the water is to be captured, treated and disposed of. Copies may be obtained from the Department of Public Works. The plan shows schematically how the work will be done at the end of the cul de sac. There are several other locations on the plan that capture the water as well.

Meeting adjourned 10:03 a.m.